

- Property**
- Property Lines
  - Property Line
  - Hydrographic Property Line
  - Right of Way Line
  - Town Boundary
  - Other Property Lines
  - Former Property Line
  - Subdivision Lot Line
  - Easements

- Basemap**
- Trails
  - Rail Lines

- Structures**
- Building
  - Foundation
  - Miscellaneous
  - Pier / Dock
  - Water Tank
  - Sketched Structure
- Rivers and Streams**
- Streams
  - Headwalls, Floodwalls
  - Hydro Connector
  - Major Culverts
  - Major Drainage Ditches
- Transportation**
- Pavement
  - Unpaved Road
  - Tree Cover



1" = 200 ft



Horizontal Datum: MA Stateplane Coordinate System,  
Zone 4151, Datum NAD83, Feet

Planimetric basemap features compiled at 1"=40' and  
1"=100' scale from April, 1999 Aerial Photography.  
Aerial Photography available through April, 2009.  
Parcels compiled to match the basemap; revisions are ongoing.

The information depicted on this map is for planning  
purposes only. It may not be adequate for legal boundary  
definition, regulatory interpretation, or property conveyance  
purposes. Utility structures and underground utility  
locations are approximate and require field verification.

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# **ARTICLE 12 DEPOT CENTER REZONING**

## **The Amherst Depot Area**

### **Past Zoning**



## ARTICLE 12 DEPOT CENTER REZONING

Article 12 proposes to change the zoning in and around the historic Amherst Depot. Following the arrival of the railroad at this location in Amherst, a complex of industries, businesses, and residential uses sprang up in response to the economic and transportation opportunities that the railroad provided. Manufacturing was a going (if diminishing) concern in this area well into the 1940s and 50s, and the historic zoning for the area reflects that activity.

The current zoning in this area dates from the early 1960s, and is a reflection of the mid-20<sup>th</sup> century zoning practice of completely separating different kinds of land uses (residential and business, for instance), under the assumption that they would conflict with one another. The following illustrations, however, indicate a more complex and compatible past for the Amherst Depot area.

It is the contention of the Planning Board that the appropriate future for this area, hopefully but not necessarily in tandem with improved rail service, is a mixed use neighborhood center in which multiple uses co-exist in a careful balance with one another.

**1886** – A ‘balloon’s eye’ view of the area, with industries businesses (banks, stores, hotels, etc.) and residences all existing cheek by jowl.

**1927** – The earliest zoning map available, it reflects the industrial (crosses) business (dots) and multi-family residential (diagonal lines) nature of the area.

**1937** – Globally zoned “Business”, the effective industrial area has expanded from 100 feet to 200 feet along the tracks.

**1958** – The central area is once again “Manufacturing”, industrial zoning along the tracks to the north and east has disappeared, and the oil company property across the street from the Dickinson Homestead is zoned for downtown business uses.

**1963** – The zoning around the Depot is simplified to “Commercial”, which allows the widest range of purely business activity.

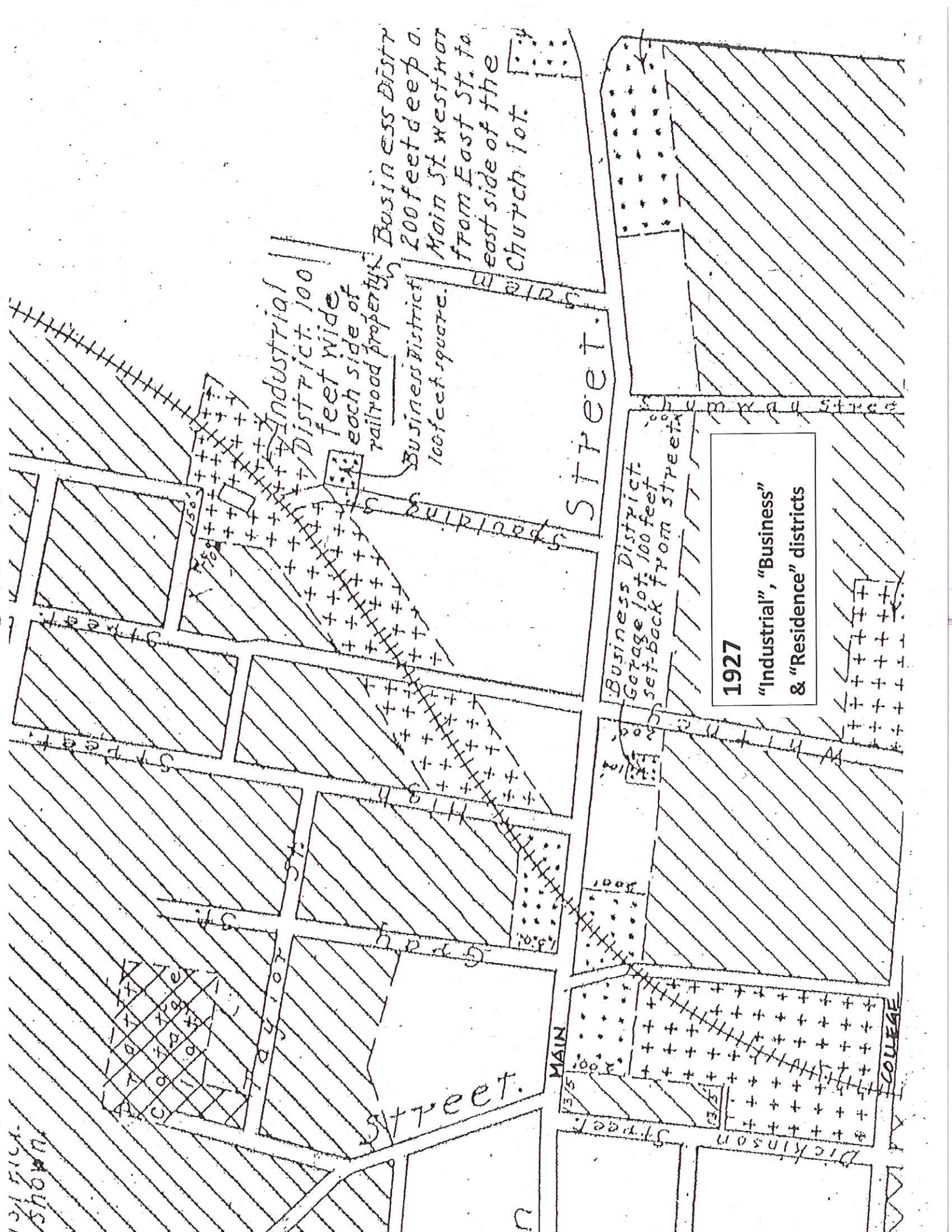
**1974** – The area’s zoning is retained as “Commercial” during a town-wide rezoning effort.



1886

Perspective of Amherst  
Depot area prior to zoning





Business District  
200 feet deep a.  
Main St. westward  
from East St. to  
east side of the  
Church lot.

Industrial  
District. 100  
feet wide of  
each side of  
railroad property.

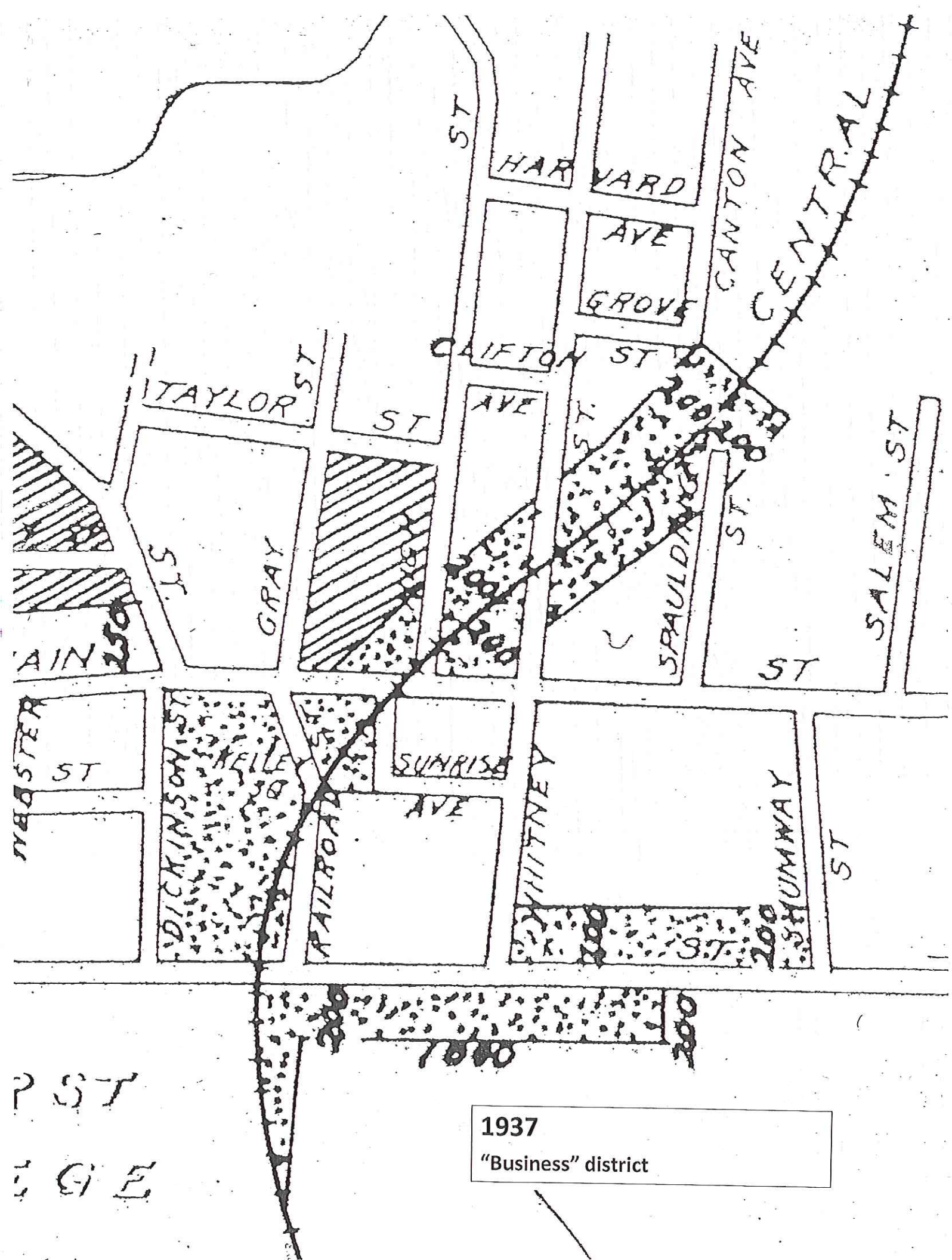
Business District  
100 feet square.

Business District.  
Garage lot, 100 feet  
set back from street.

1927  
"Industrial", "Business"  
& "Residence" districts

COLLEGE

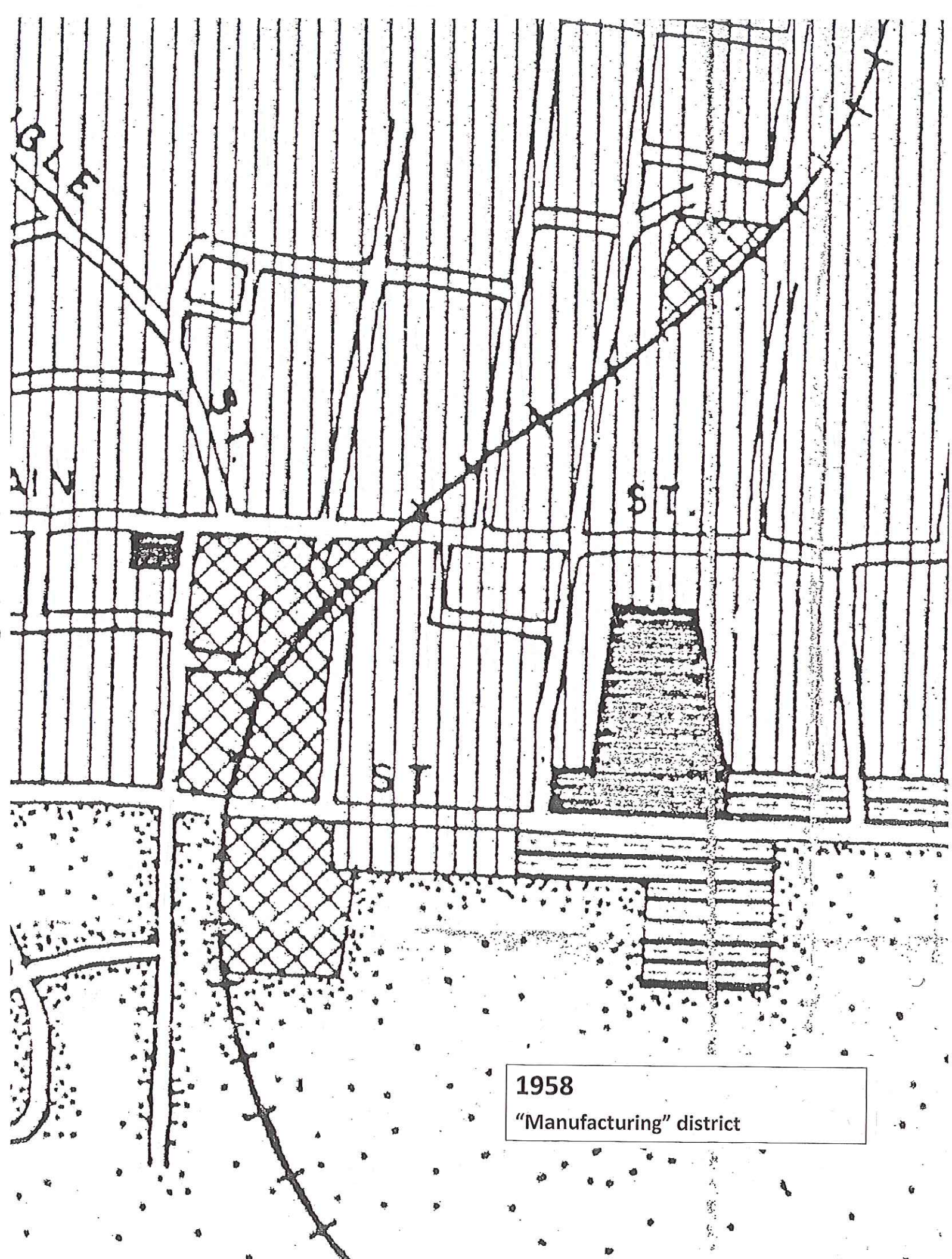




1937

"Business" district

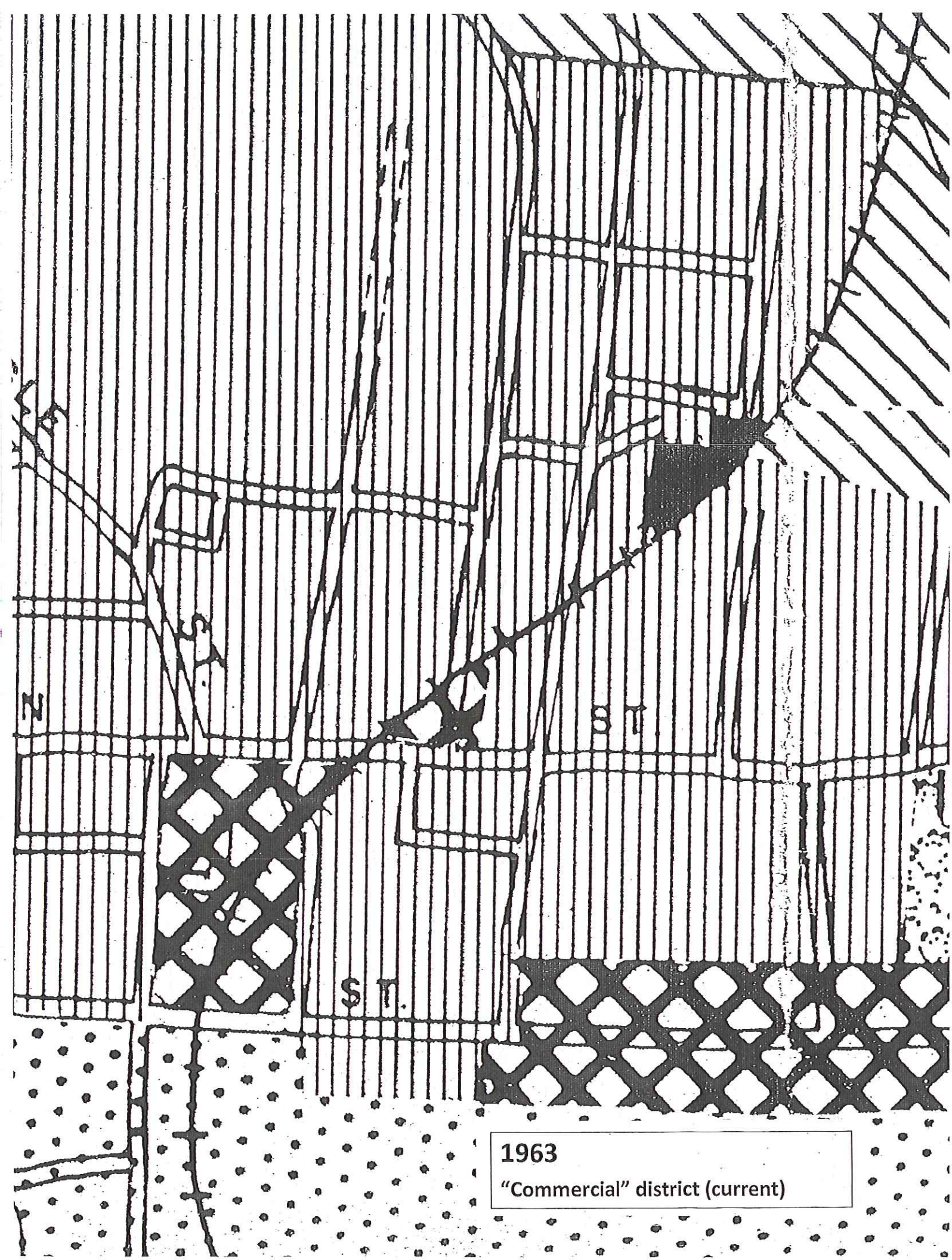




1958

"Manufacturing" district





1963

"Commercial" district (current)



High School

R-G

R G

COM

R-G

University  
Park Apts

120'

200'

200'

COM

B

1974  
"Commercial" district (current)



## ARTICLE 12 DEPOT CENTER REZONING

**Proposed Neighborhood Business (B-N) District in context with General Residence (R-G), Commercial (COM), Limited Business (B-L), Village Center Business (B-VC)**

### *Comparison of Zoning Regulations*

**Key:** Y = Yes (allowed by right)  
 N = No (not permitted)  
 SPR = Site Plan Review approval by the Planning Board  
 SP = Special Permit by Zoning Board of Appeals  
 ( ) = Permit requirement in the Aquifer Recharge Protection (ARP) District

<u>Use Category</u>	<u>Current</u>	<u>Current</u>	<u>Proposed</u>	<u>Proposed</u>	<u>Proposed</u>
	<u>R-G</u>	<u>COM</u>	<u>B-L</u>	<u>B-VC</u>	<u>B-N</u>
<b>3.31 EXTENSIVE USES</b>					
3.310 Forestry	Y	Y	Y	Y	Y
3.311 Orchard, nursery	Y	Y	Y	Y	Y
3.312 Farm stand					
Class I	SPR	SPR	SPR	SPR	SPR
Class II	SP	SPR	SPR	SPR	SPR
3.313 Commercial poultry/livestock	N	N	N	N	N
3.314 Private conservation/preserve	Y	Y	Y	Y	Y
3.315 Outdoor recreation (commercial)	N	SP	SP	SP	N
3.316 Impoundment or pond	SP	SP	SP	SP	SP
3.317 Commercial greenhouse	N	SP	SP	SP	N
<b>3.32 RESIDENTIAL USES</b>					
3.320 Single family house	Y	N	N	N	N
3.321 Duplex	SPR	N	N	N	SPR
3.322 Town House	SP	N	SP	SP	SP
3.323 Apartments	SP	N	SP	SP	SP
3.324 Subdividable/Converted dwellings					
3.3240 Subdividable dwelling	SP	N	SP	SP	SP
3.3241 Converted dwelling	SP	N	SP	SP	SP
3.325 Mixed res./comm. use	N	SPR	SPR	SPR	SPR
3.326 Fraternity/sorority	N	N	N	N	N
3.327 Overnight Lodging					
3.3270 Hotel/motel	N	SP	SP	SP	SP
3.3271 Inn	N	SP	SP	SP	SPR
3.3272 Hostel	SP	SPR	SP	SP	SPR
3.328 Congregate housing	SP	SP	N	SP	SP
3.329 Lodging/boarding house	N	SP	SP	SP	SP
<b>3.33 INSTITUTIONAL USES</b>					
3.330 Non-profit educational	SPR	SPR	SPR	SPR	SPR
3.331 Kindergarten/day care	SPR	SPR	SPR	SPR	SPR
3.332 For-profit educational	SPR	SPR	SPR	SPR	SPR
3.333 Church/house of worship	SPR	SPR	SPR	SPR	SPR
3.334 Non-profit library/museum	SPR	SPR	SPR	SPR	SPR
3.335 Public park/playground	SPR	SPR	SPR	SPR	SPR



Use Category	R-G	COM	B-L	B-VC	B-N
3.336 Medical/residential facilities					
3.3360 For-profit	SP	N	SP	SP	SP
3.3361 Charitable/non-profit	SPR	SPR	SPR	SPR	SPR
3.337 Cemetery	N	N	N	N	N
3.338 Private lodge or club	SP	N	SPR	SPR	SP
3.339 Univ./college service building	SPR	SPR	SPR	SPR	SPR
<b>3.34 GOVT./PUBLIC USES</b>					
3.340 Utility uses					
3.3400 Energy facility	SP	SPR	SP	SP	SP
3.3401 Communication	SP	SPR	SPR	SPR	SP
3.3402 Wireless facility	SP	SP	SP	SP	SP
3.3403 Transportation facility					
- Rail or bus depot	SP	SPR	SP	SP	SP
- Taxi or limousine	N	SPR	SP	SPR	SP
3.341 Airport/heliport	N	SPR	SP	N	N
3.342 Govt. admin., fire, police	SPR	SPR	SPR	SPR	SPR
3.343 Water or sewer facility	SPR	SPR	SPR	SPR	SPR
3.344 Other govt. use not specified	SP	SPR	SPR	SPR	SPR
<b>3.35 RETAIL BUSINESS &amp; CONSUMER SERVICE USES</b>					
3.350 Retail establishments					
3.3500 Retail stores	N	SPR	SPR	SPR	SP
3.3501 Convenience stores	N	SPR	SPR	SPR	SP
3.3502 Grocery, bakery, deli, caterer	N	SPR	SPR	SPR	SPR
3.351 Personal care establishments					
3.3510 Barber, beauty salon	N	SPR	SPR	SPR	SPR
3.3502 Laundry/dry cleaning	N	SPR	SPR	SPR	SPR
3.3503 Tailor, cobbler, etc.	N	SPR	SPR	SPR	SPR
3.352 Food & drink establishments					
3.3520 Class I restaurant/café	N	SPR	SPR	SPR	SPR
3.3521 Class II bar/restaurant	N	SP	SP	SP	N
3.3522 Class III drive-up	N	SP	N	N	N
3.353 Theater, motion picture house, bowling alley, dance hall, arcade or or other indoor amusement or assembly use	N	SP	SP	SP	N
3.354 Funeral home	SP	SPR	SP	SP	SP
3.355 Studio/repair					
3.3550 Photography studio	N	SPR	SPR	SPR	SPR
3.3551 Appliance repair	N	SPR	SPR	SPR	SPR
3.356 Trades/repair shop	N	SPR	SP	SP	SPR
3.357 Veterinarian, kennel	N	SPR	SP	N	SP
3.358 Office Uses					
3.350.0 Bank, loan agency, real estate, insurance or other business or professional office providing services to the public in person on the premises	N	SPR	SPR	SPR	SP



Use Category		<u>R-G</u>	<u>COM</u>	<u>B-L</u>	<u>B-VC</u>	<u>B-N</u>
	3.358.1 Technical or professional office providing services predominantly by appointment to the public in person on the premises	N	SPR	SPR	SPR	SPR
	3.358.2 Administrative business office or similar business or professional office not providing services to the public on the premises	N	SPR	SPR	SPR	SPR
3.359	Medical/dental laboratory	N	SPR	SPR	SPR	SP
3.360	Medical Facilities					
	3.360.0 Medical offices	N	SPR	SPR	SPR	SP
	3.360.1 Medical group practice	N	SPR	SPR	SPR	SP
	3.360.2 Medical center	N	SPR	SPR	SPR	N
	3.360.3 Clinic/emergency care	N	SPR	SPR	SPR	N
3.361	Auction gallery	N	SPR	SPR	N	N
3.362	Artisan/craft shop	N	SPR	SPR	SPR	SPR
3.37	<b>RESEARCH &amp; INDUSTRIAL USES</b>					
3.370	Warehouse, storage building	N	SPR	N	N	N
3.371	Lumber yard, other open-air storage	N	SP	N	N	N
3.372	Research/Industrial					
	3.372.0 Research/testing facility	N	SPR	SP/SPR (R&D)	SP	SP
	3.372.1 Light manufacturing, assembly, processing	N	SPR	SP/SPR (R&D)	SP	SP
3.373	Manufacturing, assembly, processing	N	N	N	N	N
3.374	Quarrying rock or earth	N	N	N	N	N
3.375	Processing rock or earth	N	N	N	N	N
3.376	Radioactive waste storage & disposal	N	N	N	N	N
3.38	<b>MOTOR VEHICLE RELATED USES</b>					
3.380	Auto/truck rental	N	SPR	SP	N	N
3.381	Filling station w/ sales	N	SPR	SP	SP	N
3.382	Salvage yard w/ sales	N	SP	N	N	N
3.383	Car wash	N	SPR	N	N	N
3.384	Parking facilities					
	3.3840 Commercial lot or garage	N	SP	SP	SP	N
	3.3841 Public lot or garage	N	SPR	SPR	SPR	SP
3.385	Vehicle repair shop	N	SPR	SP	SP	N
3.386	Vehicle sales	N	SPR	SP	N	N
3.387	Vehicle parts store; no installation/repairs	N	SPR	SPR	SPR	SP
3.388	Vehicle parts store; installation & repairs	N	SPR	SP	N	N
3.389	Truck terminal	N	SP	N	N	N



**Proposed Dimensional Regulations for the Neighborhood Business (B-N) District, in context:**

	<u>B-N</u>	<u>B-VC</u>	<u>B-L/COM</u>	<u>R-G</u>
Basic Min. Lot Area	15,000 <sup>ab</sup>	15,000 <sup>b</sup>	20,000 <sup>b</sup>	12,000 <sup>m</sup>
Add'l Lot Area/Family	1,500 <sup>ab</sup>	2,500 <sup>ab</sup>	4,000	2,500 <sup>am</sup>
Min. Frontage	100 <sup>b</sup>	100 <sup>b</sup>	125 <sup>b</sup>	100
Min. Front Setback <sup>a</sup>	10	10 <sup>a</sup>	20	15
Min. Side/Rear Yards	10 <sup>ae</sup>	10 <sup>a</sup>	25 <sup>a</sup>	10 <sup>d</sup>
Max. Building Coverage (%)	35 <sup>a</sup>	35	35	25 <sup>a</sup>
Max. Lot Coverage (%)	65 <sup>a</sup>	70	70/85 <sup>j</sup>	40
Max. Floors <sup>a</sup>	3	3	3	3
Max. Height <sup>n</sup>	40	40	35	40

**Footnotes cited**

a. Requirement may be modified under a Special Permit, issued by the Special Permit Granting Authority authorized to act under the applicable section of this bylaw. In applying the criteria established in Section 10.395, the Special Permit Granting Authority shall consider the proposed modified dimensional requirement in the context of the pattern(s) of the same dimensions established by existing buildings and landscape features in the surrounding neighborhood.

b. Applies to Residence Uses only (Section 3.32). In the B-G, B-VC and B-N districts, the Basic Minimum Lot Area shall apply only to the first dwelling unit on the ground floor of subdividable dwellings and converted dwellings. For townhouses, apartments, buildings containing dwelling units in combination with stores or other permitted commercial uses, and other permitted multi-unit residential uses in these districts, the Basic Minimum Lot Area, Additional Lot Area/Family, and Basic Minimum Lot Frontage requirements shall not apply.

e. Rear and side yards shall be at least 20 feet when the affected property is adjoining a Residence District. Otherwise, rear and side yards are not required, but if provided, shall be at least 10 feet.

j. 85% in any B-L District adjacent to the B-G District, and along University Drive; 70% in any other B-L District and in the COM District.

n. See Section 6.19 for interpretation.